133.0	0009	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,095,100 / 1,095,100
					USE VALUE:	1,095,100 / 1,095,100
					ASSESSED:	1,095,100 / 1,095,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN JAMES & SETA
Owner 2:	
Owner 3:	
Street 1:	103 GRAY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,043 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Brick Veneer Exterior and 3047 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10043.000	445,900		649,200	1,095,100
Total Card	0.231	445,900		649,200	1,095,100
Total Parcel	0.231	445,900		649,200	1,095,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.46 | /Parcel: 359.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	86025
GIS Ref	
GIS Ref	
Insp Date	02/10/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0009-0007.0

!10423!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,700	0	10,043.	649,200	1,094,900	1,094,900	Year End Roll	12/18/2019
2019	101	FV	351,500	0	10,043.	685,200	1,036,700	1,036,700	Year End Roll	1/3/2019
2018	101	FV	351,500	0	10,043.	504,900	856,400	856,400	Year End Roll	12/20/2017
2017	101	FV	351,500	0	10,043.	483,300	834,800	834,800	Year End Roll	1/3/2017
2016	101	FV	351,500	0	10,043.	447,200	798,700	798,700	Year End	1/4/2016
2015	101	FV	343,100	0	10,043.	375,100	718,200	718,200	Year End Roll	12/11/2014
2014	101	FV	343,100	0	10,043.	366,400	709,500	709,500	Year End Roll	12/16/2013
2013	101	FV	343,100	0	10,043.	349,100	692,200	692,200		12/13/2012

PRINT

Date	Time
12/11/20	00:43:40

LAST REV

Date	Time
01/25/18	18:25:38
apro	
10423	

USER DEFINED

Prior Id # 1:	86025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15022-163		5/1/1983		117,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/10/2009	Measured	163	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
7/22/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10043		Sq. Ft.	Site		0	90.	0.72	10									649,159						649,200	

Total AC/HA: 0.23056 | Total SF/SM: 10043 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 649,159 | Spl Credit | Total: 649,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15287352
Const Adj.:	1.05070305
Adj $ / SQ:	151.416
Other Features:	116250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646241
Depreciation:	200335
Depreciated Total:	445906

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

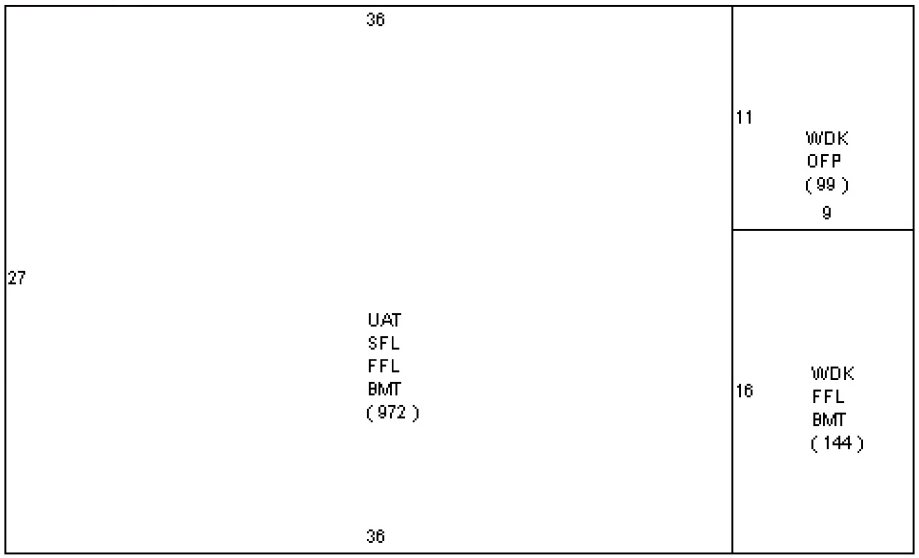
No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	183.21
Special Features:	0	Val/Su Net:	117.68
Final Total:	445900	Val/Su SzAd	213.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,116	67.570	75,407
FFL	First Floor	1,116	151.420	168,980
SFL	Second Floor	972	151.420	147,176
UAT	Upper Attic	243	83.280	20,237
WDK	Deck	243	10.630	2,583
OFP	Open Porch	99	34.850	3,450
	Net Sketched Area:	3,789	Total:	417,833
Size Ad	2088	Gross Are	4518	FinArea 3047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: